

118.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

689,200 /

689,200

USE VALUE:

689,200 /

689,200

ASSESSED:

689,200 /

689,200

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 5  |        | THOMAS ST, ARLINGTON  |

| OWNERSHIP |                     | Unit #: |
|-----------|---------------------|---------|
| Owner 1:  | 5 THOMAS STREET LLC |         |
| Owner 2:  |                     |         |
| Owner 3:  |                     |         |

|           |            |
|-----------|------------|
| Street 1: | 1 RIDGE RD |
| Street 2: |            |

|           |           |
|-----------|-----------|
| Twn/City: | BILLERICA |
| St/Prov:  | MA        |
| Postal:   | 01821     |

|                |                       |
|----------------|-----------------------|
| PREVIOUS OWNER |                       |
| Owner 1:       | BARNARD ROBERT L JR - |
| Owner 2:       | -                     |
| Street 1:      | 1 RIDGE RD            |
| Twn/City:      | BILLERICA             |
| St/Prov:       | MA                    |
| Postal:        | 01821                 |

|  |  |
|--|--|
| NARRATIVE DESCRIPTION  |  |
| This parcel contains 6,551 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1494 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms. |  |

|                   |            |
|-------------------|------------|
| OTHER ASSESSMENTS |            |
| Code              | Descrip/No |

|        |          |
|--------|----------|
| Amount | Com. Int |
|        |          |

|                  |      |
|------------------|------|
| PROPERTY FACTORS |      |
| Item             | Code |
| Description      | %    |
| Item             | Code |
|                  |      |
| Z                | R1   |
| SINGLE FA        | 100  |
| water            |      |
| o                |      |
| Sewer            |      |
| n                |      |
| Electri          |      |
| Census:          |      |
| Flood Haz:       |      |
| D                |      |
|                  |      |
| s                |      |
| Topo             | 4    |
|                  |      |
| t                |      |
| Street           |      |
|                  |      |
| Gas:             |      |

|                                   |             |
|-----------------------------------|-------------|
| LAND SECTION (First 7 lines only) |             |
| Use Code                          | Description |
| LUC Fact                          | No of Units |
| Depth / PriceUnits                | Unit Type   |
| Land Type                         | LT Factor   |
| Base Value                        | Unit Price  |
| Adj                               | Neigh       |
| Neigh Infl                        | Neigh Mod   |
| Infl 1                            | %           |
| Infl 2                            | %           |
| Infl 3                            | %           |
| Appraised Value                   | Alt Class   |
|                                   | %           |
|                                   | Spec Land   |
|                                   | J Code      |
|                                   | Fact        |
|                                   | Use Value   |
|                                   | Notes       |

|     |            |      |         |      |   |     |      |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----|------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 101 | One Family | 6551 | Sq. Ft. | Site | 0 | 70. | 0.94 | 6 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|     |            |      |         |      |   |     |      |   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 6551.000  | 257,600        |            | 431,600    | 689,200     |                   | 76465     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 12/01/18  |

Total Card / Total Parcel  
689,200 / 689,200  
689,200 / 689,200  
689,200 / 689,200



## USER DEFINED

|                |          |
|----------------|----------|
| Prior Id # 1:  | 76465    |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Date           | Time     |
| 12/10/20       | 23:42:29 |
| PRINT          |          |
| LAST REV       |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 257,700    | 0         | 6,551.    | 431,600    | 689,300     | 689,300       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 213,000    | 0         | 6,551.    | 425,400    | 638,400     | 638,400       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 213,000    | 0         | 11,368.   | 403,400    | 616,400     | 616,400       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 213,000    | 0         | 11,368.   | 380,500    | 593,500     | 593,500       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 213,000    | 0         | 11,368.   | 350,100    | 563,100     | 563,100       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 200,100    | 0         | 11,368.   | 327,200    | 527,300     | 527,300       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 200,100    | 0         | 11,368.   | 301,400    | 501,500     | 501,500       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 200,100    | 0         | 11,368.   | 301,400    | 501,500     | 501,500       |               | 12/13/2012 |

Parcel ID 118.0-0005-0005.0

| Grantor         | Legal Ref | Type | Date      | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| BARNARD ROBERT  | 71119-371 | 1    | 6/6/2018  | Convenience |            | 1  | No  |       |       |
| ALLEN LEONARD W | 47708-440 |      | 6/28/2006 |             | 400,000    | No | No  |       |       |
|                 | 5712-189  |      | 1/1/1901  | Family      |            | No | No  | N     |       |

| BUILDING PERMITS |        |          |         |     |            |          |            |         |  |  |
|------------------|--------|----------|---------|-----|------------|----------|------------|---------|--|--|
| Date             | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment |  |  |
| 11/28/2017       | 1584   | Heat App | 7,800   | C   |            |          |            |         |  |  |
| 9/15/2017        | 2008   | New Buil | 342,000 | O   |            |          |            |         |  |  |
|                  |        |          |         |     |            |          |            |         |  |  |

| Date      | Result       | By  | Name    |
|-----------|--------------|-----|---------|
| 12/1/2018 | MEAS&NOTICE  | HS  | Hanne S |
| 4/2/2018  | Info Fm DEED | DGM | D Mann  |
| 4/7/2009  | Measured     | 372 | PATRIOT |
| 11/8/2006 | MLS          | MM  | Mary M  |
| 3/29/2000 | Inspected    | 263 | PATRIOT |
| 2/15/2000 | Measured     | 270 | PATRIOT |
| 9/1/1993  |              | EK  |         |

Sign: VERIFICATION OF VISIT NOT DATA / / /

|                                 |                                 |            |          |                                    |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
|---------------------------------|---------------------------------|------------|----------|------------------------------------|-----------------|------|-----|--|------------|------------|--------|----------------------|--------------|------------|------------|---------------------------------|--------------|-------|--|--|-------|--|--|-------|--|--|-------|--|--|-------|--|--|--------|--------|--------|----------|----|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                                 |            |          | <b>BATH FEATURES</b>               |                 |      |     | <b>COMMENTS</b>  |            |            |        | <b>SKETCH</b>        |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Type: 5                         | - Cape                          |            |          | Full Bath: 2                       | Rating: Average |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Sty Ht: 1H                      | - 1 & 1/2 Sty                   |            |          | A Bath:                            | Rating:         |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| (Liv) Units: 1                  | Total: 1                        |            |          | 3/4 Bath:                          | Rating:         |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Foundation: 2                   | - Conc. Block                   |            |          | A 3QBth:                           | Rating:         |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Frame: 1                        | - Wood                          |            |          | 1/2 Bath:                          | Rating:         |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Prime Wall: 1                   | - Wood Shingle                  |            |          | A HBth:                            | Rating:         |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Sec Wall:                       |                                 |            |          | OthrFix:                           | Rating:         |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Roof Struct: 1                  | - Gable                         |            |          | <b>OTHER FEATURES</b>              |                 |      |     | <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units: 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMS: 6</td> <td>BRs: 3</td> <td>Baths: 2</td> <td>HB</td> <td></td> <td></td> <td></td> </tr> </table> |            |            |        | 1st Res Grid         | Desc: Line 1 | # Units: 1 | Level      | FY LR DR D K FR RR BR FB HB L O |              | Other |  |  | Upper |  |  | Lvl 2 |  |  | Lvl 1 |  |  | Lower |  |  | Totals | RMS: 6 | BRs: 3 | Baths: 2 | HB |  |  |  |
| 1st Res Grid                    | Desc: Line 1                    | # Units: 1 |          |                                    |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Level                           | FY LR DR D K FR RR BR FB HB L O |            |          |                                    |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Other                           |                                 |            |          |                                    |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Upper                           |                                 |            |          |                                    |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Lvl 2                           |                                 |            |          |                                    |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Lvl 1                           |                                 |            |          |                                    |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Lower                           |                                 |            |          |                                    |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Totals                          | RMS: 6                          | BRs: 3     | Baths: 2 | HB                                 |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Roof Cover: 1                   | - Asphalt Shgl                  |            |          | Kits: 1                            | Rating: Average |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Color: WHITE                    |                                 |            |          | A Kits:                            | Rating:         |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| View / Desir:                   |                                 |            |          | Fpl: 1                             | Rating: Average |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| <b>GENERAL INFORMATION</b>      |                                 |            |          | WSFlue:                            | Rating:         |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Grade: C                        | - Average                       |            |          | <b>CONDOS INFORMATION</b>          |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Year Blt: 1940                  | Eff Yr Blt:                     |            |          | Location:                          |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Alt LUC:                        | Alt %:                          |            |          | Total Units:                       |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Jurisdct:                       | Fact: .                         |            |          | Floor:                             |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Const Mod:                      |                                 |            |          | % Own:                             |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Lump Sum Adj:                   |                                 |            |          | Name:                              |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                                 |            |          | <b>DEPRECIATION</b>                |                 |      |     | <b>REMODELING</b>  |            |            |        | <b>RES BREAKDOWN</b> |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Avg Ht/FL:                      | STD                             |            |          | Phys Cond: AG                      | - Avg-Good      |      |     | 26.4   | %          | Exterior:  |        |                      |              | No Unit    | RMS        | BRS                             | FL           |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Prim Int Wall:                  | 1 - Drywall                     |            |          | Functional:                        |                 |      |     |  | %          | Interior:  |        |                      |              | 1          | 6          | 3                               |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Sec Int Wall:                   |                                 |            |          | Economic:                          |                 |      |     |  | %          | Additions: |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Partition:                      | T - Typical                     |            |          | Special:                           |                 |      |     |  | %          | Kitchen:   |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Prim Floors:                    | 4 - Carpet                      |            |          | Override:                          |                 |      |     |  | %          | Baths:     |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Sec Floors:                     |                                 |            |          | Total:                             | 26.4            |      |     |  | %          | Plumbing:  |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Bsmnt Flr:                      | 12 - Concrete                   |            |          |                                    |                 |      |     |  |            | Electric:  |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Subfloor:                       |                                 |            |          |                                    |                 |      |     |  |            | Heating:   |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Bsmnt Gar:                      | 2                               |            |          |                                    |                 |      |     |  |            | General:   |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Electric:                       | 3 - Typical                     |            |          |                                    |                 |      |     |  |            |            | Totals |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Insulation:                     | 2 - Typical                     |            |          |                                    |                 |      |     |  |            |            | 1      | 6                    | 3            |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Int vs Ext:                     | S                               |            |          |                                    |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Heat Fuel:                      | 1 - Oil                         |            |          |                                    |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Heat Type:                      | 5 - Steam                       |            |          |                                    |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| # Heat Sys:                     | 1                               |            |          |                                    |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| % Heated:                       | 100                             |            |          | % AC:                              |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Solar HW:                       | NO                              |            |          | Central Vac:                       | NO              |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| % Com Wall:                     |                                 |            |          | % Sprinkled:                       |                 |      |     |  |            |            |        |                      |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| <b>MOBILE HOME</b>              |                                 |            |          | Make:                              |                 |      |     | Model:   |            |            |        | Serial #:            |              |            |            | Year:                           |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                                 |            |          | <b>PARCEL ID</b> 118.0-0005-0005.0 |                 |      |     |  |            |            |        |                      |              |            |            | <b>IMAGE</b>                    |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| Code                            | Description                     | A          | Y/S      | Qty                                | Size/Dim        | Qual | Con | Year   | Unit Price | D/S        | Dep    | LUC                  | Fact         | NB Fa      | Appr Value | JCod JFact                      | Juris. Value |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |
| More: N                         |                                 |            |          | Total Yard Items:                  |                 |      |     | Total Special Features:  |            |            |        | Total:               |              |            |            |                                 |              |       |  |  |       |  |  |       |  |  |       |  |  |       |  |  |        |        |        |          |    |  |  |  |